

MEMORANDUM

DATE: October 21, 2002
 TO: Linda Kaufman, Chair, Mission Valley Unified Planning Committee
 FROM: Karen Ruggels, Chair, Transportation and Land Use Subcommittee
 SUBJECT: **Re-Use/Re-development of the Stadium Site, Mission Valley Community Plan**

The Transportation and Land Use Subcommittee of the Mission Valley Unified Planning Committee met on October 18, 2002, to begin discussions on possible plans for the re-use or re-development to the Qualcomm Stadium property, located within the Mission Valley Community. The following provides you with some of our issues, concerns and suggestions as the City evaluates the stadium property. Please note that the Mission Valley Unified Planning Committee has not taken a formal position on the potential re-use/redevelopment of the stadium property. This list is intended to provide a general list of the Subcommittee's ideas at this time.

1. Traffic -
 - Developers of the stadium property should evaluate the impacts that any future project would have on traffic in our community. The evaluation should include traffic during events and as part of the daily operations of any future project.
 - Developers must be required to pay for any traffic mitigation required for the project. The Mission Valley community should not be required to participate in traffic improvements required to serve development of the stadium property.
 - Ensure construction of the Mission City Parkway Bridge to allow traffic flow and bicycle and pedestrian access across the river.
2. Community Park- The community needs approximately 50 acres of useable park land. If a community park is to occur on the property, this use should be integrated into the planning efforts for the San Diego River.
3. River Environment - Any future project should improve the river environment.
4. Increased Public Access - The development should include public access through the project and along the river, tying into other trails and pedestrian connections in the community.
5. Parking -
 - The amount of vehicle parking should not be reduced.
 - Consideration should be given to enter into agreements with office/retail developments in the area to lease parking spaces for event days.

- Shuttle connections to off-site parking areas should be considered.
 - Increase pedestrian access by the use of pedestrian bridges over the river to connect remote parking at near-by office developments with the stadium.
 - Consider structure parking to maintain the amount of parking needed for stadium use.
 - Parking should be integrated into the development, rather than creating a sea of parking.
6. Use of Public Art and Landscaping with color to enhance the development.
7. Indirect and Other Stadium Uses - Consider indirect uses of the stadium parking lot (tailgating, races, etc.) and where these uses will go.
8. Types of Land Uses to Consider in Re-Use/Redevelopment of the Property-
- Mixed Use
 - Amphitheater
 - Residential
 - Eating Establishments, with out door eating areas Senior Housing
 - Childcare Facility
 - Public Places
 - Design as a walkable development
 - Visitor Serving uses (hotels?)

Testimony to Subcommittee from Task Force on Charger Related Issues

Madame Chair and members of the task force. I am Gary Rotto and I chair the Serra Mesa Community Planning Group. Thank you for the opportunity to speak with you today.

Serra Mesa is the closest predominately residential community in proximity to the Stadium. Serra Mesa is comprised of several neighborhoods including Birdland, Cabrillo Heights, and Mission Village. Many of the homes were built in the late 1950's, early 60's before the planning of Qualcomm Stadium. According to recent demographic surveys, there are just over 24,000 residents in our community.

Our community was thought of as a residential community to the industrial and commercial area of Kearny Mesa. In the heyday of General Dynamics, many workers lived in Serra Mesa.

Whether the property that comprises Qualcomm Stadium remains as the site for a future stadium or is redeveloped, not in the legal parlance but in practical terms, we have a few central concerns. On your travels to or from events at the Stadium, you may have traveled through our community as so many people do. Maybe you've taken the "backway" home, up Mission Village Drive on your way to Aero Drive, 1-805, or 163. Maybe you've parked in the areas and residential community at the top of the hill. I would say that most of the time, we're ok with that .. people are fairly courteous and respectful of the community. But we do bear the brunt of the overflow on football game days and for other near sellout events. The move of the Padres to the downtown ballpark will certainly decrease the wear and tear on the community - including the issue of evening fireworks noise, but we will still have days on which we will "host" spectators to stadium events. At this time, most of us have moved into the community after the

stadium was built and recognize that there are going to be those days.

But the burden is still there. We believe that any plan for this property should include greater care - maintenance for that fact - of the pathways to the stadium. The property cared for by stadium staff is well maintained, with good litter control. But there are other areas that need regular maintenance - such as the north side of Friars Road at ramp from Friars Westbound to Mission Village -, and Mission Village itself. The trash cans there are not maintained - they are an eyesore physically and - in accordance with the broken window theory - therefore discourage proper disposal of litter. We need true sidewalks for this pathway - Mission Village from Ronda to the Friars Road ramp. This will enhance this important pathway and entryway to the stadium as well as demonstrate a "good neighbor" policy to the community.

From a land use point of view, we are concerned about the effect that any changes on the stadium property will have on our community - specifically the character of our community. With the changes in the retail marketplace, we are struggling with revitalizing our two village centers. Development in South Kearny Mesa and Mission Valley of course siphon off customers and therefore adversely impact the businesses in Serra Mesa. We desperately need to maintain this character and ask that when you concern the land use intensity of the stadium property, that you consider how this will effect village life in Serra Mesa. We are pleased to welcome Sav-On Pharmacy to the old Henry's site, but we are very concerned about "leakage" of sales from the community that would prevent Sav-on from being profitable and providing this important amenity to the seniors, non-ambulatory and ambulatory members of our community who desperately need these services and cannot or do not want to drive a distance.

I think that we all acknowledge that our transit program leaves much to be desired. My personal observation is that more people would take the trolley to the stadium if they had a place to park, but there is a dearth of parking structures off site. And our bus service down Mission Village does not even stop at the Stadium trolley station - either on event days or non-event days. I am not necessarily advocating for more buses to travel along Mission Village, but it doesn't make sense that you can't get from one end of Serra Mesa to the other - especially to the Stadium and rather have to drive to a stadium event. We have an adequate bikeway system through our community and urge that biking to stadium events be promoted and installing of additional bikeracks at the trolley station

I think that people in the community agree that all of the stadium property should be considered in a master plan should the land be identified for increased intensity. For example, it is my understanding that the current employee parking lot is targeted for a regional fire station. Is that the best use of that property? How does it effect other parts of the stadium property's usage? Is that the best locale? I also ask that you consider the establishment of some part of the property as an active park. There is certainly a dearth of such space in San Diego and, in particular, in Mission Valley. And our little joint use park at the top of the hill at Juarez Elementary School receives quite a bit of usage from area leagues - both youth and adult leagues - already. The establishment of some public parkland could relieve that stress on the current park usage and may be in keeping with the City's ultimate plans for this site. Thank you again for the opportunity to speak with you.